

Meadow Lake Country Club Estates Homeowners Association, Inc.
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James Ablett, President
Vacant, Vice President
Steve Spotts, Treasurer
JoAnn Cate, Secretary

Vacant, Director
Lynn Zanto, Director
Lance Lynch, Director
Pete Glee, Manager

2022 Annual Meeting Minutes for Meadow Lake HOA-Proposed

Date: Saturday, June 4, 2022
Time: 1:00 PM

Place: Country Inn & Suites by Radisson at
Glacier International Airport
4150 U.S. Hwy 2 E, Kalispell, MT

Attendance: Board members present: James Ablett, JoAnn Cate, Steve Spotts, Lance Lynch. Also present were Pete Glee (General Manager) and Diane Craft (Bookkeeper and meeting recorder).

1. Call Meeting to Order – James Ablett called the meeting to order at 1:04 p.m.
2. Opening Comments – James Ablett introduced himself as the President of the HOA, along with Board Members Steve Spotts, Lance Lynch, and JoAnn Cate. Another Board Member, Lynn Zanto, was unable to attend. He stated that there are currently two (2) vacancies on the board. James Ablett asked JoAnn Cate for the Roll Call and Certification of Proxies and Quorum. JoAnn Cate acknowledged that Quorum was met with 100 members present or by proxy; the Quorum requirement is 80 members.
3. Proof of Notice of Meeting – James Ablett said that Annual Meeting notice was posted by Pete Glee on the Meadow Lake HOA website on 12/31/2021.
4. Roll Call and Certification of Proxies and Quorum – completed during the opening comments by James Ablett.
5. Submission of Member Comments/Questions – James Ablett opened the floor to homeowner comments or questions.

Diane Dubay, former Board Member, read a prepared comment (attached at the end of the Annual Meeting Minutes). James Ablett postponed addressing the comments until after the Manager's Report was discussed and moved on to the Information/Action Items.

Information / Action:

6. Approval of 2020 & 2021 Annual Meeting Minutes – James Ablett stated that the 2021 Annual Meeting did not meet Quorum and did not require approval of Minutes. The 2020 Annual Meeting by Zoom met Quorum, and James Ablett called for approval of the Meeting Minutes. Tom McElwain asked if someone who attended the meeting would verify the accuracy of the Meeting Minutes. Barb Riley stated that the contents of the 2021 Annual Meeting Minutes accurately reflected the proceedings. **MOTION: Hank Beebe moved to**

accept the 2020 Annual Meeting Minutes as presented. Barb Riley seconded the motion. Motion carried.

7. Standing Committee Reports:

a) ARB - Steve Spotts stated that there are several ongoing construction projects in Meadow Lake. He said that supply chain and labor issues were challenges to the process. Steve Spotts read the report, as follows:

1. ARB Members – Stephen Spotts, Chair; Linda Jarrendt, Connie Hitchcock, and Bill Milner. We are still actively seeking one more candidate to fill our last position.
2. New Construction –
 - A. There are currently 12 home construction projects approved or under way:
 - Teal Home. Lot MW-56, 227 Gleneagles Trail. Construction started December 12, 2020. An extension to original completion date was requested and approved extending the exterior completion to 1 March, 2022. The ARB performed an exterior inspection of the project on 7 March, 2022. The was approved with some painting, the driveway and landscaping to be completed by 30 June, 2022.
 - Thomas Home. Lot R-21, 253 Pine Valley Loop. The ARB conducted a construction completion review on 7 December, 2022. Home is completed with the exception of Lamppost Light and an address rock.
 - Gouw Home. Lot A-16, 104 Oakmont Loop. Exterior construction is complete, and the landscape project is in progress. The remaining landscape work will be completed by 30 June, 2022.
 - NuWest Builders. Lot S-01, 1045 St Andrews Drive. Single Family Spec Home. Project Start Date was 3 June, 2021. Expected completion with the exception of Landscaping is 3 June, 2022. Steve Spotts stated that supply issues were slowing the completion of this project.
 - Highwest Construction. Lot S-03, 100 Inverness Court. Single Family Spec Home. Start Date August 19, 2021. Projected completion date August 19, 2022. Construction is progressing on schedule.
 - Percoski/Collins Home. Lot R-20, 257 Pine Valley Loop. Project start date is March 8, 2021. The completion compliance inspection was completed on 29 March, 2021. Landscaping to be completed by 30 June, 2022.
 - Wick Home. Lot R-60, 117 Oakmont Loop. Project Start Date July 19, 2021. Expected completion date July 19, 2022. Construction is progressing.
 - Hodges Home. Lot R-20, 257 Pine Valley Loop. Start Date August 18, 2021. Construction is on schedule for completion on time. Projected Completion date August 18, 2022.
 - Bogan Home. Lot MW 68, 359 Gleneagles Trail. Project start date was 7 September, 2021. Construction is on schedule. Projected completion is 7 September, 2022.

- Berger Home. Lot MW-143, 272 Gleneagles Trail. Project Start Date 2 August, 2021. Expected Completion Date 2 August, 2022. Construction is progressing on schedule.
 - Richards Home. Lot MW-64, 327 Gleneagles Trail. Project Start Date 31 Aug, 2021. Expected Completion Date 31 August, 2022. Construction on schedule.
 - Hansen/Marsh Home. Lot R-25, 237 Pine Valley Loop. Project Start 23 November, 2021. Projected completion is 23 November, 2022. Construction is in progress.
- B. There are seven home projects that are currently being planned or under review.
- County 7 Builders. Lot MW-151, 174 Gleneagles Trail. Spec Home. Project Start Date TBD. Expected Completion Date TBD. Steve Spotts stated that this will be a \$2.3 million home.
 - Ginnett Home. Lot R-16, 273 Pine Valley Loop Court. Steve Spotts stated that this project had been on hold because of a rise in the contractor bid which made the project cost prohibitive. Project Start Date TBD. Expected Completion Date TBD. ARB Review of project plan completed and approved. The owner has notified the HOA that the property has been sold. This project is on hold.
 - Thein Home. Lot MW-051, 159 Gleneagles Trail.
 - Adams Home. Lot MW-069, 365 Gleneagles Trail.
 - Mironuck Home. Lot MW-077, 1287 Oakmont Loop.
 - Rossiter Home. Lot MW-137, 346 Gleneagles Trail.
 - Anderson Home. Lot MW-145, 248 Gleneagles Trail.
3. New Remodels/Repair/Painting and Re-landscaping – 1 Property
- Moore Home. Exterior Painting. Colors reviewed and approved. Home has been painted but there are still areas such as the trim that are incomplete. Addition of an exterior covered patio area is complete. Pete Glee also added that the landscaping is incomplete.

4. Completed Remodels/Painting – None

Steve Spotts encouraged members with questions to call him or Pete Glee. Steve Spotts concluded his report. James Ablett opened comments to the floor.

Diane Dubay stated that the construction debris from Highwest and Hodges projects needed to be removed. Pete Glee stated that he had notified the builders on the projects, and he said that Highwest had been fined for leaving garbage on the site.

A homeowner asked if approval was needed for painting or staining an existing home. Pete Glee related that normal maintenance did not need approval unless colors were

changed. He said that a call to the HOA Office regarding the maintenance would be welcomed as information if other owners call regarding the painting.

James Ablett commented that he is impressed with the extensive work of the ARB Committee and expressed appreciation for their efforts. **MOTION: Barb Riley motioned to accept the ARB Report as presented. Tom McElwain seconded. Motion carried.**

b) BIM - JoAnn Cate expressed gratitude to the members of the BIM Committee, and she stated that BIM is looking for additional members. She reviewed the report, as follows:

A review of Meadow Lake properties was conducted to monitor landscaping, dead and diseased trees, weeds and making sure structures are being maintained. Since many property owners have not been on location for two years, we categorized properties allowing for absent homeowner's time to refresh their landscaping. All residents have received a basic letter reminding them they needed to keep up their properties. The BIM Committee continues to monitor yard landscaping and property failing to meet community standards have been advised of needed attention.

JoAnn Cate stated that a packet of Urban Wildfire Interface is available at this meeting, and she stressed the importance of trimming trees and shrubs to avoid fires in Meadow Lake. Due to the continued dry fire seasons the BIM Committee sent out a packet to all homeowners and posted information on the bulletin boards regarding wildfire fire zones around Meadow Lake.

The BIM has worked in conjunction with the Social Committee sponsoring the First Annual Yard Clean-Up Day on 14 May 2022. The Community has responded in a positive manner. There will be a kick-off brunch at 8:30 followed by a day of cleaning your yard and ending with pizza at Hucklebear Park. JoAnn Cate stated that the event was successful, and she expressed appreciation to Vacatia for providing food and to Tom McElwain for helping with setup.

The BIM is continuing to pursue mailboxes and a bulletin board with a covered roof at the Glen Eagles Trail entrance. Short supplies and lack of available contractors has hampered this project.

The drainage on the east side of lower St. Andrews is being addressed. It has been about 10 years since it was cleaned out and the BIM is concerned about water damage to the properties on the west side of the road. A contractor has been identified and work will begin when the necessary personnel are available.

The BIM has spent time over the winter months reviewing the Community Standards document. Suggested changes have been made by the MLHOA office and Board approval of the new document received.

A review of all community parks and/or green areas is on the agenda for the spring. The spring monitoring will take place during the first week in June. JoAnn Cate related that the process of reviewing yards has begun.

JoAnn Cate suggested that homeowners acquaint themselves with noxious weeds that need to be eradicated and to notify the HOA Office. Scott Prichard stated that the Schellinger properties are infiltrated with knapweed, and he asked if anything was being done. Pete Glee said that the HOA can contact the homeowner and send them notice of the issue.

Barb Riley asked what the plan is for weed management in Meadow Lake. Pete Glee said that Meadow Lake has a contractor who identifies and sprays for noxious weeds. Discussion ensued as to the issues with vacant properties with noxious weeds and who pays for the spraying of unkempt properties. Scott Prichard asked if it was unfair to expect homeowners in Meadow Lake to pay for spraying properties that are not eliminating their weeds. Pete Glee stated that the important goal is to stop the weeds from spreading in the community.

Tim Carlburg expressed concern over the electrical and cable boxes that are not being maintained. Pete Glee related that he had approached the utility companies, but they do not have a budget to fix the issues. He stated that Meadow Lake HOA does not have the authority to repair the utility boxes.

Tim Carlburg asked if the recreation center in Meadow Lake and the Meadow Lake entrance signs would be repaired. Pete Glee stated that the recreation center with the pool falls under the responsibility of Vacatia, and the Meadow Lake Golf Course is responsible for the entrance signs. Barb Riley recommended more cooperation between the various entities in Meadow Lake so that the image of the Meadow Lake Community is not negatively affected. Diane Dubay suggested sending written correspondence to Vacatia and the Meadow Lake Golf Course that the homeowners would like the maintenance issues addressed. Homeowners also mentioned that the maintenance shed fence needs to be repaired. JoAnn Cate asked homeowners to let the BIM Committee know if lights need to be replaced. Barb Riley shared that the Meadow Lake Golf Course is planning to use drone footage of the Meadow Lake Community in an upcoming marketing campaign. She suggested resolving maintenance issues quickly so that the images reflect a positive image of Meadow Lake. Pete Glee stated that a letter would be drafted in the upcoming week to address the maintenance issues.

JoAnn Cate concluded her report. **MOTION: Tom McElwain moved to accept the BIM Committee Report as presented. Barb Riley seconded. Motion carried.**

c) Social – Tom McElwain commented on the past fire along Flathead Lake and stressed the importance of fire mitigation in Meadow Lake. He invited members to join Meadow Lake HOA Committees and said that applications were available. He also stated the need for volunteers to cleanup the common areas in Meadow Lake. Tom McElwain listed the following Social Committee Members: Kathy O’Connor, Barb Riley, Lance Lynch, Pete Glee, Craig Valentine, Shannon Schardt, Heidi Hart, Karen Grossheider, and Lisa Powell. He expressed appreciation to the volunteers for the Spring Clean Up Day, and he thanked Vacation for providing food. He also stated that JoAnn is looking for cooks to help with RibFest.

Tom McElwain reviewed the Social Committee Report, as follows:

The Social Committee has been revitalized this year. The committee has reviewed and updated their charter. The revised Charter provides for the Golf Pro, Vacatia General Manager, and the real estate office to be ex-officio as non-voting members of the committee.

The Social Committee has worked with the MLHOA Office on the implementation of an updated email list for owners enabling email access to all members.

The Rib Fest was held in August featuring Billy Angel and Davy along with 4 great chefs which made it a great event. Book Club, Pub night and Gab Fest continue to meet regularly.

The St. Patrick’s Day was cancelled because of the Grille being closed. The Bon Fire event was also cancelled because of a scheduling conflict.

The Welcome Package for new residents has been revamped.

The BIM and Social Committees worked together to plan, organize, and execute the Community Clean Up, which was a great start but there is a lot of work to be done. Having Biggy’s pick up the refuse and the plastic bags provided by the MLHOA really helped.

Future scheduled events are the Yard Sale on June 25th and the Rib Fest on August 13th.

MOTION: Barb Riley motioned to accept the Social Committee Report as presented. JoAnn Cate seconded the motion. Motion carried.

Before continuing to the COPS report, James Ablett mentioned that homeowners can sign up for email communications from Meadow Lake HOA. Community notifications, board meetings, etc. are posted on the website and sent out via email. Pete Glee stated that there are currently 241 members on the email list.

Hank Beebe requested that Meadow Lake HOA ask Bonneville Power to clean-up its easement area on the north end of Meadow Lake Community. Pete Glee will pursue communicating with Bonneville Power.

d) COPS – Pete Glee reviewed the COPS Report, as follows:

The COPS committee has not met since the last MLHOA meeting.

The COPS committee currently has 3 members, with the possibility of a total of 7 members. The members are Barb Riley, Mark Logsdon, Lance Lynch and myself.

The board and committee continue to receive bimonthly reports from the security patrols from North Star Security.

The MLHOA has renewed the contract with North Star Security for another year. The contract will now expire June 30th, 2023.

Pete Glee related that construction contractors are reminded of the designated routes through Meadow Lake to access projects. James Ablett discussed the significant cost of North Star Security. He said that the cost is a good value and deterrent to crime in the neighborhood. Barb Riley encouraged homeowners to call North Star Security if they see something unusual. Pete Glee stated that North Star Security patrol the neighborhood at least two (2) times per day and once (1) each night at random times. Bill Milner asked what the response time is if a call is made to them for a particular issue. Pete Glee said response time was approximately one-half hour. Pete Glee stated that North Star Security provides regular security reports, but due to safety issues, these reports are not posted on the website. Barb Riley stated the North Star Security removes solicitations on properties so that vacant properties are not easily identifiable.

Pete Glee related that the speed through Meadow Lake is 15mph, but it is difficult getting drivers to slow down. He also said that dogs are required to be on a physical leash for safety reasons, and he has fined a few homeowners for violation of this requirement.

MOTION: Barb Riley motioned to accept the COPS Report as presented. Joe Tabler seconded the motion. Motion carried.

8. General Manager's Report – Pete Glee reviewed the Manager's Report, as follows:

Thank you for attending the Annual Meeting today. It's great to once again be able to have "In-Person" meetings, for you to attend!

Administrative and General:

- a. Ann Stephens and Diane Craft continue to support the HOA with administrative and bookkeeping duties. Ann works 3 days a week and Diane works 1 day (Wednesday's) a week. I am in the office Monday-Thursday each week.

- b. We continue to maintain the website: ML-HOA.Com and consider it as the owner's main source for HOA information. Ann Rhodes continues to do the website updates. If you see an item that is out of date, please contact the HOA office.
- c. With the recent update of the website, the MLHOA added an online payment option. This brings to 4, the number of payment options available. If owners utilize the online payment option, this reduces the cost of automated payments, for the HOA.
- d. The HOA office has implemented a feature built into the new website. Using an application called MailChimp, it provides for efficiently sending out bulk emails. Currently there are about 165 owners signed up to receive these emails. The HOA is able now, to send out reminders for meetings, social events, and other items. If you haven't to date received an email through MailChimp, please contact the office. Due to the subscription levels cost, we have limited owners to one contact email per property.
- e. The office space continues to work out very well. The ownership of this office space has changed from Kirk Lindblad to George and Denetta Sloan. Pete Glee said that a rental agreement is in place that will allow the HOA Office to renew the lease for another 5 years at the end of June. However, the Slone's would like to occupy the property, so Meadow Lake HOA is open to searching for another office space.
- f. The bulletin boards were refurbished this past year with new hardware and re-staining.
Pete Glee said that, due to limited space, the most important items affecting the Meadow Lake community are posted in the boards.
- g. The MLHOA has some volunteer openings on the BIM, ARB, COPS, and Finance Committee's. If you are interested in serving on any of these committees, give the HOA office a call to find out more about the committee you are interested in.
- h. The access to the amenities here in Meadow Lake, has taken a big step forward, with Vacatia announcing their Vacatia Plus program. This program once again gives the owners amenity access. Check out the Announcements section on the HOA website, for benefits, information, and directions on how to take part in this program. If you have any questions regarding the program, you can also contact Lance Lynch at the hotel.
- i. As you will have seen in the BIM and Social Committee reports, the Clean-Up Day and Pizza event, they held was a great success! Biggy's was overwhelmed at the volume of debris, and it took them 2 days to get it picked up. A Big Thanks to all the owners for the "Clean-Up Day", and to Vacatia for hosting and donating the food and drinks for the kick-off at the hotel as well as the pizza picnic in Hucklebear Park. The Common Areas

- are next on the list. It would be great if some of the owners would like to volunteer to help with this project. If you would, please contact the office.
- j. A big “Thank You” to the volunteers that served on the Nominating and Election Committees this year, for the Board of Directors Election.
 - k. Biggy’s has informed the HOA that it will no longer be offering snow removal as a service for the coming snow season. I have reached out to 2 companies thus far, with one declining and the other showing interest, so will pursue with other potential companies as well.
 1. The office, when billing the 3rd Quarter dues will be including a notice, that starting with the 4th Quarter dues to be billed the end of September, it will be utilizing email to send out “ALL” owner statements and invoices.

The staff and I strive to be ethical in serving all members equally and fairly without consideration of personal or special interests. We, in all efforts, endeavor to comply with the intent and purpose of the association’s governing documents.

Pete Glee concluded his report.

James Ablett stated that the Mail Chimp program used to email has been successful in communicating to Meadow Lake homeowners. Pete Glee said that one email per property is allowed at this time to accommodate everyone. James Ablett said that all billing will be emailed to homeowners starting 4thQ 2022. This change will improve office efficiency and costs.

Audience discussion ensued regarding committees meeting during the weekdays. Homeowners suggested meeting at different times so that more members can participate in the committees and attend meetings. Pete Glee said that the suggestions can be presented to the various committees.

Shannon Schardt asked about the status of mailboxes and bulletin boards on Gleneagles Trail. Pete Glee related that Meadow Lake HOA had received a recent bid for the mailboxes and concrete pad for \$29,000, which the Board feels is cost prohibitive at this time. Discussion ensued regarding difficulty with obtaining homeowner mailbox use information from the Columbia Falls Postmaster. Steve Spotts challenged the position of the Columbia Falls Postmaster and recommended that Pete Glee should talk with a supervisor to remedy the issue. Barb Riley stated that Schellinger is planning to start construction on its property this fall, and she suggested that Meadow Lake HOA contact them about a joint mailbox project. Pete Glee said that he will communicate with Schellinger to ascertain their plans.

Pete Glee discussed the need to obtain a new contractor for snowplowing since Biggy’s Landscaping is no longer providing this service. JD Plowing is interested and will visit Meadow Lake to estimate the cost. Barb Riley stated that Valley View Landscape Service

of Columbia Falls currently plows for Condos on the Green and the Meadow Lake Real Estate Office. She will forward the contact information to Pete Glee.

Heidi Hart asked if the rest of the reports could be condensed since many attendees were leaving the meeting.

James Ablett addressed the opening comments from Diane Dubay. He said that many of the suggestions had been addressed in prior committee reports. Regarding the Meadow Lake HOA Manager driving through the community on a golf cart to encourage homeowner interaction, James Ablett stated that the Manager does not have time and that homeowners are responsible to engage in the community and approach the HOA Office if they have questions or concerns. The Board will discuss suggestions regarding posting of reports.

MOTION: Tom McElwain motioned to accept the Manager's Report as submitted. Barb Riley seconded. Motion carried.

9. Financial Report – James Ablett reviewed the financial reports. He is available for questions if homeowners have any concerns or need clarification. James Ablett discussed the approximately \$15,000 in foreclosure costs that should be paid in the next few weeks. He related that Golf Course litigation still has not been resolved by the Court. Jerry Gaede asked about possible future sewer and water upgrade costs. Pete Glee related that the Meadow Lake Water & Sewer is responsible for maintenance of the water and sewer lines through Meadow Lake. Barb Riley related that the Meadow Lake Water & Sewer has \$500,000 in reserve and works with an engineering company on necessary upgrades.

James Ablett stated that he regularly reviews the Meadow Lake QuickBooks Reports for accuracy, and he said that the reserve study should be updated soon. An audience member asked if the Meadow Lake books are audited. James Ablett explained that a full transaction audit is at least \$10,000 and is cost prohibitive. However, he related that a few years ago, the Meadow Lake books received a transactional audit at a cost of \$3,500.00.

Pete Glee addressed a question from the audience regarding the lawsuit with the Meadow Lake Golf Course. Pete Glee said that the Judge was asked to rule, but there has been no judgment. Pete Glee said that the case could be presented to District Court, but the action may result in more legal costs. Tom McElwain asked if the Meadow Lake Golf Course is using HOA roads, and James Ablett said yes. Pete Glee said that the new owners of the Golf Course received written notification that the 4 units need to be paid or the cost of the road use will be charged to them. James Ablett said that Meadow Lake Golf Course had paid their dues for 25+ years and then stopped. He said that the Board decided to initiate action to protect the interests of the Meadow Lake HOA and set a precedent for future issues.

James Ablett concluded his report. **MOTION: Barb Riley motioned to accept the Financial Report as presented. Sam Iraggi seconded. Motion carried.**

10. 2022-2023 Budget Proposal – James Ablett briefly reviewed the upcoming budget and stated that HOA Dues would be increased to \$180 per quarter. If the dues are increased this year, Heidi Hart suggested that the HOA not increase rates over the next two years and reduce expenses. James Ablett commented that Meadow Lake HOA dues are low compared to comparative homeowner associations. He said that the Board of Directors cannot increase the dues more than 15% each year, however the owner/members can approve an incremental increase above the 15%. Kathy O’Connor asked about the office cost increase for Ann Stephens from \$22 to \$26 per hour. Pete Glee stated that there are no employees in the Meadow Lake office, so Ann Stephens received a raise from \$14 to \$16 per hour by LC Staffing, and the remaining charge amount is their staffing fee.

James Ablett concluded his Budget Proposal Report. **MOTION: Tom McElwain motioned to approve the 2022-2023 Budget as presented, increasing the Quarterly dues to \$180. Joe Tabler seconded. Motion carried.**

11. Board of Director’s Election Results Report - JoAnn Cate confirmed the new members on the Board of Directors, as follows:

Kathy O’Connor – Homeowner

Jeff Brodie – Homeowner

Lynn Zanto – Timeshare

12. Ad Hoc Committee for CCR’s - James Ablett stated the Meadow Lake CCR’s expire in October 2025 and will need to be renewed. Pete Glee said that the HOA is looking for volunteers to review and update, if necessary, the CCR’s and the By-Laws before the 2023 Annual Meeting. A majority vote by HOA members will be needed for approval.

Other Items:

13. Public Comment – James Ablett opened the floor for comments from attendees Discussion ensued regarding the potholes on St. Andrews. Pete Glee said that Double Diamond offered a bid to fix them with an apron for \$3,700.00. The proposal will be presented to the Board for approval.

Mark Logsdon expressed concern over speeding on Oakmont Loop. Steve Spotts asked if Double Diamond could create a speed bump. Pete Glee said that there are legal issues with speed bumps. Bill Milner recommended better communication with VRBO owners due to issues with renter noise, fires, etc. James Ablett suggested calling North Star Security if there is a problem. Pete Glee said that Meadow Lake HOA does not have authority over the communication process between VRBO owners and their renters, but the HOA is able to enforce quiet hours and fine the homeowner, if necessary.

14. Next Meeting: Saturday, June 3, 2023 @ 1:00 PM (Location to be announced)

MOTION: Tom McElwain motioned to accept the time and date of the next Annual Meeting. Barb Riley seconded. Motion carried.

15. Other Items: Heidi Hart asked if the Annual Meeting could be moved to an earlier time. Barb Riley stated that covenants require it to be held on the first Saturday of June at 1pm.

16. Adjournment - James Ablett called for an adjournment of the Annual Meeting at 3:48 p.m. **MOTION: Tom McElwain moved to adjourn the Annual Meeting. Scott Prichard seconded the motion. Motion carried.**

DRAFT

HOA ANNUAL GENERAL MEETING REMARKS, JUNE 4, 2022

Thank you to members of the Board of Directors and those who serve on the standing committees. Your volunteer time and talents contribute significantly to the quality of life we enjoy in Meadow Lake.

As an observation I suggest that we need to take more seriously the need for improvement in our efforts to communicate with our community. Specifically, I suggest immediate implementation of the following processes:

- Post committee reports on the website and bulletin boards within a week of their presentation and approval at BOD meetings;
- Post a 1-page summary of the BOD meeting draft minutes within 30 days of each quarterly meeting;
- From May through October have the HOA Manager commute within Meadow Lake via a golf cart clearly marked with a placard indicating "HOA MGR" to facilitate more frequent interaction with homeowners.

Implementation of these suggestions may help to motivate HOA homeowners to participate as members of the BOD and committees. As a minimum, we'll become a more informed and active community.

I request the BOD assess and take appropriate and immediate action to effect repairs to the drainage system on the west side of Gleneagles Trail. The south end of the system has significant water erosion that is threatening to under wash the existing road surface. Additionally, in the areas of current home building sites the drainage infrastructure has been subjected to damage by the parking of heavy trailers and numerous contractor vehicles. I suggest the BOD entertain having "No Parking" signs placed on the entire west side of Gleneagles Trail to protect the extensive drainage infrastructure from further damage.

What is the plan for obtaining a new contractor for snow removal for the community in light of Biggy's advising us of their notice of contract non-renewal? Many homeowners throughout the community also used Biggy's for snow removal and those contracts are also not being renewed. We'd like to take advantage of the economy of scale and service efficiencies of seeking services from one contractor. Obviously, timely execution of a snow removal contract well in advance of the first snowflakes is in our best interest. Do you have a timeline for seeking bids and sharing information with homeowners?

Again, thank you for your time and attention to these issues.

Submitted by Diane Dubay, 850 St. Andrews Dr.